

**WASHINGTON COUNTY ZONING ORDINANCE
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**General Information
Section 100**

- 100. Title: This ordinance may be cited as the Zoning Ordinance of Washington County.
- 101. Purpose: This ordinance is intended to encourage the growth and development of the county in accordance with the Washington County Comprehensive Plan for the following purposes:
 - 101.1. Secure adequate light, air, convenience of access and safety from fire, flood and other danger;
 - 101.2. Lessening or avoiding congestion in public ways;

- 101.3. Promoting the public health, safety, comfort, morals, convenience, and general welfare
- 102. Amendments:
 - 102.1. Proposals to amend the text of this Zoning Ordinance may be initiated by either the Plan Commission or the Washington County Commissioners, and follow the procedures according to I.C. §36-7-4-602 (b) and I.C. §36-7-4-607.
 - 102.2. Proposals to amend the Zoning Maps, as incorporated by reference into this Zoning Ordinance, may be initiated by the Plan Commission, the Washington County Commissioners, or by a petition signed by property owners who own at least fifty percent (50%) of the land involved, and follow the procedures according to I.C. §36-7-4-602 (c) and I.C. §36-7-4-608.
 - 102.3. Petitions for an amendment shall be filed with the Plan Commission, and the Petitioner, upon such filing, shall, whether or not the proposed amendment is enacted, pay a filing fee and the cost of public notice that is required. Petitions initiated by the Plan Commission or the Washington County Commissioners are exempt from the filing fee.
- 103. Severability Clause: If for any reason any article, division, section, subsection, sentence, clause, phrase, or word of this ordinance should be declared unconstitutional or invalid for any reason whatsoever, such decision shall not affect the remaining portions of this ordinance which shall remain in full force and effect; therefore, the provisions of this ordinance are hereby declared severable.
- 104. Compliance: No structure, permanent or temporary, shall be located, erected, constructed, reconstructed, moved, converted, or enlarged; nor shall any structure or land be used or be designed to be used, except in full compliance with all the provisions of this Ordinance which shall include the Subdivision Control Ordinance.
- 105. Jurisdiction: This Ordinance shall apply to all land within Washington County not covered by the ordinances of Salem, or Livonia.

**Board of Zoning Appeals
Section 200**

- 200. There shall hereby be established the Washington County Advisory Board of Zoning Appeals consisting of five (5) members who shall be appointed and serve in accordance with Indiana Code Sections 36-7-4-900 et seq.
 - 200.1. All members shall serve four (4) year terms and shall be appointed in accordance with the provisions of the Indiana Code. Any vacancy of membership shall be replaced by an appointment to fill the unexpired term of the departing member and the appointment does not establish a new term of four years. A member is eligible for reappointment to a new term. In order to achieve the staggered terms as required by the Indiana Code, the initial terms of the Board of Zoning Appeals shall be as follows: (a) the member appointed by the Plan Commission shall serve a term of only one (1) year; (b) the citizen member appointed by the county fiscal

body shall serve a term of only two (2) years; (c) the Plan Commission member appointed by the county executive shall serve a term of only three (3) years; and (d) the two citizen members not serving on the Plan Commission appointed by the county executive shall serve terms of four (4) years. All replacements for positions with expired terms shall be for a term of four (4) years.

200.2. Powers and Duties - For the purpose of this order the Washington County Advisory Board of Zoning Appeals shall have the following duties:

200.2.1. To hear and to determine appeals from and review any decision or determination made by the Planning Director or staff designated by the Director;

200.2.2. To hear and to determine ordinance permitted exceptions; special uses; contingent uses; conditional uses; interpretation of any zoning map or district; interpretation of the ordinance, the definition of any term under the ordinance, the application of the ordinance to any use existing prior to the adoption of this or any previous ordinance; and whether any use is a nonconforming or preexisting use;

200.2.3. To authorize variances from developmental and dimensional standards established in this zoning ordinance.

200.2.4. The Board may impose reasonable conditions as part of its approval.

201. Rules of Procedure - The Board of Zoning Appeals shall adopt rules for the administration of the affairs of the Board and for the conducting of public hearings, recording of minutes, and the retaining and administration of public records. The following include minimum procedures:

201.1. At the first meeting of each year the Board shall elect a President and a Vice-President from its members.

201.2. At the first meeting of each year, the Board shall appoint a Secretary, who is not required to be a member of the board, and establish the Secretary's duties.

201.3. All meetings shall be open to the public.

201.4. The Board shall keep minutes of its proceedings showing the vote of each member for each question, or if absent, or if failing to vote.

201.5. The board shall keep records of its examinations and other official actions, all of which shall be of public record and be immediately filed in the office of the Plan Director.

202. Findings and Decisions - All decisions of the Board on all matters within its jurisdiction and authority shall be in writing and be supported by specific findings of fact on each material element pertaining to the matter under consideration.

203. Appeals - Any person or entity claiming to be injuriously affected or aggrieved by an official action, order, requirement, interpretation, grant, refusal, or decision of the Plan Director or designated staff, may make an appeal to the Board of Zoning Appeals. The person or entity filing the appeal should do so within thirty (30) days of the

director/staff decision by filing a notice of appeal that specifies the grounds upon which the appeal is being sought. Public notice of such appeal shall be given to any and all parties of record at least ten (10) days prior to the public hearing. The Plan Director shall transmit to the Board of Zoning Appeals all the papers constituting the record of the action from which the appeal was taken.

**Establishment of Official Zoning Map
Section 300**

- 300. Official Zoning Map - The County is hereby divided into zones, or districts, as shown on the Official Zoning Map (Appendix A) which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance;**
- 300.1. Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the office of the Plan Director, shall be the final authority as to the current zoning status of land and water area, buildings, and other structures in the county.**
- 300.2. Rules of Interpretation of District Boundaries - Where uncertainty exists as to the boundaries of districts as shown of the Official Zoning Map, the following rules shall apply:**
- 300.2.1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be considered to follow such center line;**
- 300.2.2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;**
- 300.2.3. Boundaries indicated as approximately following city limits shall be construed as following such city limits;**
- 300.2.4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;**
- 300.2.5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center line;**
- 300.2.6. Boundaries indicated as approximately following flood plain lines shall be construed to follow such lines. In addition to the boundary shown on the zone maps, the boundary of minor ditches and streams shall be designated as being at least 5 vertical feet from any stream or shall be 100 feet horizontally from the edge of the water, whichever is the greater distance. A stream, river or creek shall be defined as one which flows at least 180 days of the year. Further, it is advised that the banks and at least 10 feet beyond the banks be left in as natural state as possible.**

- 300.2.7. Boundaries indicated as parallel to or extension of features indicated in subsections 1 through 6 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- 300.2.8. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsection 1 through 6 above, the Board of Zoning Appeals shall interpret the district boundaries.
- 300.2.9. Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance the Board of Zoning Appeals may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.

**Nonconforming Uses
Section 400**

- 400. Nonconforming – The lawful nonconforming use or occupancy of any lot, building or structure existing at the time of the effective date of this Ordinance may be continued as a nonconforming use as such use, building or structure existed before the effective date of this Ordinance.
- 401. Restoration of Legally Established Nonconforming Uses – Restoration of nonconforming use buildings or structures after fire or other natural disaster is allowed, provided the nonconforming structure is re-built to its original state.

Changes to the original foot print of the nonconforming use building or structure after fire or other natural disaster requires prior BZA approval.
- 402. Substitution and Extension of Nonconforming Uses – A legally established nonconforming use of any lot, building or structure may be substituted with another similar nonconforming use provided such substituted similar nonconforming use is not more objectionable, is operated within the same confines, and does not increase parking and traffic. An existing nonconforming use may be extended consistent with the provisions of this Zoning Ordinance and Indiana law. In all cases involving the substitution of a nonconforming use or the extension of a nonconforming use, the person seeking to substitute or extend the nonconforming use shall file a petition with the Board of Zoning Appeals which shall hold a hearing upon such petition after proper notice of such hearing has been given.
- 403. Nonconforming Use Changed to Conforming Use – For any nonconforming use of a lot, building or structure which changes to a conforming use, the use of such lot, building or structure shall not thereafter be changed to a nonconforming use.
- 404. Nonconforming Use Repair and Alteration – The maintenance and repair of any nonconforming building or building occupied by a nonconforming use may be

completed, provided no structural alterations or additions may be made except as required by law.

405. Nonconforming use ownership may be transferred.

Definitions
Section 500

Certain words used in this Ordinance are defined below. Any words not defined as follows shall be construed in their general accepted meanings as defined by Webster's Dictionary.

Alteration – Any change in size, shape, character, occupancy, or use of a building or structure.

Applicant – The owner or owners of real estate or the lessee, developer or other person with the consent of the owner.

Board of Zoning Appeals – The Board of Zoning Appeals of any jurisdiction within Washington County.

Church – A building with an active congregation devoted to worship.

Animal Feeding Operation) AFO – Animal Feeding Operation, or AFO shall be defined, for purposes of this ordinance, as the raising of

- 250 mature dairy cows, whether milked or dry;
- 350 veal calves;
- 350 cattle other than mature dairy cows or veal calves (cattle includes but is not limited to heifers, steers, bulls and cow/calf pairs);
- 600 swine;
- 170 horses;
- 3,300 sheep or lambs;
- 18,000 turkeys;
- 10,000 laying hens or broilers, if the operation uses a liquid manure handling system;
- 30,000 chickens (not laying hens), if the operation uses a dry manure handling system;
- 27,000 laying hens, if the operation uses a dry manure handling system;
- 10,000 ducks, if the operation uses a dry manure handling system); or
- 1,700 ducks, if the operation uses a wet manure handling system)

Or more animals for food, fur or recreation in lots, pens, ponds, sheds or buildings, where they are confined, fed and maintained for at least 45 days during any 365 days, and where there is no ground cover or vegetation present over at least half of the animals' confinement area.

Confined Feeding Operation (CFO)- Confined Feeding Operation ,or CFO shall be defined as a feeding operation regulated and permitted by State regulation and permit .

Concentrated Animal Feeding Operation (CAFO)- Concentrated Animal Feeding operation or CAFO shall be defined as a feeding operation regulated and permitted by State and Federal regulation and permit.

County – Washington County, Indiana.

Development – Any improvement or change to property brought about by human activity, including but not limited to: buildings and other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

On-site residency-The subject property serves as the primary residence of owner operator of operation. Refer to definition of residence.

Location Improvement Permit – The written authorization to locate new construction, repair, alter, move or add to a structure, or change the condition of land or use thereof. The permit is issued by the Area Planning Department.

Lot – A piece of land, the location, shape and size of which have been established by a recorded plat, subdivision or planned development; and a tract of land occupied or capable of being occupied by one or more structures.

Non-complying Use – A use which does not comply with the terms of this ordinance or conditions of its approval.

Non-conforming Building or Structure – A building, structure, fence, or other improvement or portion thereof lawfully existing at the time this ordinance became effective.

Nonconforming Use – A use that exists at the time of this Ordinance is passed but does not comply with it.

Owner –The individual holding title of record, as shown on the records of the Washington County Recorder’s Office.

Odor Abatement-odor reduction structures, equipment or practices implemented under terms this ordinance or approval.

Parcel – A piece of land, the location, shape and size of which is determined by the official record of the last transfer of its ownership transacted before the Subdivision Control Ordinance of Washington County, Indiana.

Pasture- Open land used primarily for the grazing of livestock, the growing of hay or grasses, or as fallow, or any combination thereof, for three of the preceding five (5) years.

Permitted Use – A building or structure in use for three of the past five years which is allowed by this Ordinance in specific zoning districts and which is one of the following: (1) expressly permitted; (2) use permitted as a conditional use; (3) use permitted as a special exception; (4) accessory use; or (5) a legally established nonconforming use.

Person – Includes any individual person, corporation, firm, partnership, association, organization, unit of government, or any other group that acts as a single unit.

Public Use Facility – Any facility located upon land owned by any federal, state, or local governmental or political entity which is operated to attract the public and allow them to congregate for significant periods of time. Public use facility shall include but not be limited to a park, picnic area, campground, lodge, shelter house, playground, lake, and swimming beach. A

highway, road right-of way, parking area, recreational trail and any other area used by the public for a passageway or temporary parking are specifically excluded from the definition of public use facility herein.

Residence Density-Refers to the number of residences within ½ mile of the proposed operation or facility.

Residence – Any one or two family dwelling or portion thereof, including any townhouse, that is used for human habitation, six months out of the year for living, sleeping, cooking, or eating purposes, or any combination thereof, and shall include accessory structures thereto.

Road – A street of any type as defined herein.

School – A building or set of buildings where students K-12 are enrolled and served by local school districts, and are funded with tax dollars. Accredited area educational agencies, community colleges, land grant institutions of higher education and accredited independent colleges and universities. Home schools are specifically excluded from the definition of school herein.

Score sheet- A standardized site score worksheet for developmental standards. (See Appendix B).

Special Exception – A specific use which is allowed under "Special Exceptions" in certain zoning districts and has been deemed by the Board of Zoning Appeals to meet the specific conditions.

Tilled- Land used for row crop production in three (3) of the preceding five (5) years, including no-till cropland.

Use – The utilization, employment or occupation of a building, structure or land for a person's service, benefit or enjoyment.

Variance (developmental standards) – A specific approval granted by the Board of Zoning Appeals in the manner prescribed by this Ordinance to deviate from the development standards that the Ordinance otherwise prescribes; however, no use variance shall be granted.

Wooded-Woodland not used for pasture, and in active timber production—regardless of harvesting—for three (3) of the preceding five (5) years.

Special Exceptions Section 600

600. Special Exceptions – The Board of Zoning Appeals shall have the power to authorize special exceptions if the following requirements are met:

600.1. The special exception shall be listed as such in this Ordinance for the district requested.

600.2. Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

600.3. The establishment, maintenance or operation of the Special Exception Use will not be detrimental to or endanger the public health, safety, morals or general welfare of the community.

- 600.4. Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.
- 600.5. The special exception use will not impede the normal and orderly development and improvement of surrounding property for uses permitted by right in the zoning district(s) of surrounding property.
- 600.6. The special exception shall preserve the purposes of this Ordinance.

**Establishment of Districts
Section 700**

- 700. RESIDENTIAL DISTRICT (R1) Intent – This district has been created to preserve and enhance a safe and pleasant environment for the people of Washington County.
- 701. AGRICULTURE DISTRICT (A1) Intent - This district has been created to ensure that land use has a clear and concise method for future growth. It also concentrates similar types of development with maximum flexibility and best use of current infrastructure. Protection of agriculture, animal feeding facilities, residential and environmental resources are all achieved throughout this zone and promoted equally for all property owners.

701.1. Uses

- 701.1.1. Permitted Uses - The following are deemed permitted uses of land within an agricultural district:

- Dwelling Unit
- Home Occupation
- Manufacturing – Meat, dairy, agricultural or furniture Products
- Telephone Communications (Local)
- Radio, television and other wireless communication structures
- Greenhouses
- Warehousing & Storage Services
- Retail business (any kind)
- Banking and bank related functions
- Insurance carriers, agents, brokers & services
- Other finance, insurance & real estate, and similar professional services
- Beauty & barber services
- Commercial Grain Elevator
- Farms (fibers, grain, fruit, vegetables, livestock, poultry etc.)
- Animal husbandry services
- Confinement feeding operations
- Commercial Forestry Production, forestry service and other forestry activities
- Fisheries & Marine Products and related services
- Mechanical Services (automotive, heavy equipment, farm machinery etc.)

701.1.2. **Special Exceptions – The following uses for land within an agricultural district will require the Board of Zoning Appeals to grant a special exception:**

Water treatment plant and sewage disposal
Major Utilities, stations and plants
Parks – General recreation
Resorts
Retirement homes and orphanages
Room & Boarding Houses or Hotels, tourist courts, motels
Residential hotels
Nature exhibits or other cultural, entertainment & recreational activities
Ethanol or Bio-diesel Production
Manure Digesters or other waste-to-Energy Converters
Any New Technology Using Agriculture By-Products

701.2. **Developmental Standards for AFO's, CFO's and CAFO's**

- 701.2.1. a) All manure storage structures, animal confinement buildings, feed lots, dead animal compost areas and any lagoon or other area containing any activity or product of the operation associated with an AFO, CFO, or CAFO, must be located a minimum of:
- i) four hundred feet (400') for AFO's:
 - ii) six hundred feet (600') for CFO's:
 - iii) seven hundred fifty feet (750') for CAFO's:
- iv) from an existing off-site residence, public use facility, or church. This shall be measured from the closest edge of the nearest AFO, CFO or CAFO structure (including lagoons) to the nearest wall of a house, public use facility or church and;
- b) Must be located at least 3,960 feet from all schools. This shall be measured from the closest edge of the nearest AFO, CFO or CAFO structure (including lagoons) to the nearest edge of any improvement, including a playground that school children regularly occupy and;
- c) Must be located at least 100 feet from the closest point along the center of any county road provided that all requirements of 701.2.2.1 are met and;
- d) Must be located at least 200 feet from the closest point along property lines.
- e) AFO's, CFO's and CAFO's must receive a minimum score on score sheet and all set-back and additional requirements must be met from a minimum score sheet.

AFO's, CFO's or CAFO's once constructed and having met all requirements of 701.2 are exempt from setback distances, as defined in "a" and "b" above,

with respect to all future residential and public use development of surrounding properties.

701.2.2. Additional Standards

701.2.2.1. A cul-de-sac or T-shaped turnaround shall be provided of adequate size and location such that vehicles need not back onto the street or roadway.

701.2.2.2. An existing AFO, CFO or CAFO in this zone that is a nonconforming use may expand its operation providing all requirements of the subsections of 701.2.1 will be met with respect to any expansion.

701.2.3. Application Requirements to Obtain a Location Improvement Permit For AFO, CFO or CAFO—Before a Location Improvement Permit may be issued, the following requirements must be met

701.2.3.1 Documented score sheet for site location.

Each applicant must complete and submit a Score Sheet (attached as Appendix B), to be approved by the Plan Director, documenting that a minimum score of 415 points for the issuance of a Location Improvement Permit. The requirements, criteria, and terms of that Score Sheet are incorporated into this Ordinance by reference and made a part hereof.

701.2.3.2 Documented proof of water adequate water supply.

Each applicant must present to the Plan Director proof of adequate water supply to sustain the proposed operation. Such proof may include, but not necessarily be limited to, a permit or written statement of the water supply company, or proof of an immediately available alternate water source.

701.2.3.3 The following items must be submitted to the Plan Director:

- a) A site plan/farmstead map – The farmstead plan must be clear and drawn to scale or show specific distances between the structures and features. The plan must be on paper that is no less than eight and one-half (8 ½) inches by eleven (11) inches in size. It must clearly demonstrate that all items in 701.2.1 are met. (This may require more than one map to clearly depict all required items.)
- b) An application that, at a minimum, clearly identifies:
 - i.) The full legal names and addresses of the legal owners and operators and,
 - ii.) Location of facility
- c) A Fee of \$250.00

701.2.4 Upon receipt of all required information, documentation and fees, the Plan Director shall render a decision within thirty (30) business days of submission. If

the application is not approved, the Plan Director shall state, in writing, the reason(s) therefor.

701.2.3.2. If the application is approved, the Plan Director shall provide the applicant with all appropriate permits.

701.2.3.3. In the event the Plan Director is unable to review the application in a timely manner, the president of the Washington County Plan Commission shall act as the Director and will review the application and provide any appropriate permits or denials in order to meet the thirty day decision timeline.

701.2.3.4. Once an application is approved, the AFO, CFO or CAFO is exempt from 701.2.1 section "a" and "b" for a period of 15 months, after which the AFO, CFO or CAFO must be occupied and in operation or the application is void.

Application extensions in increments of 30 days may be granted by the plan commission provided an appropriate reason such as weather, or equipment delays are presented to the plan commission 30 days prior to the application expiration date.

701.2.4. Variance from development standard – A variance from the development standards listed in 701.2.1. may be granted to allow an applicant relief from the requirements under the following conditions:

1. The aggrieved party must document in writing his or her consent to the variance; and
2. The variance must be recorded on the deed of the aggrieved property owner's parcel; and
3. The fee for recording the variance on the deed shall be the burden of the applicant.

800. Enforcement

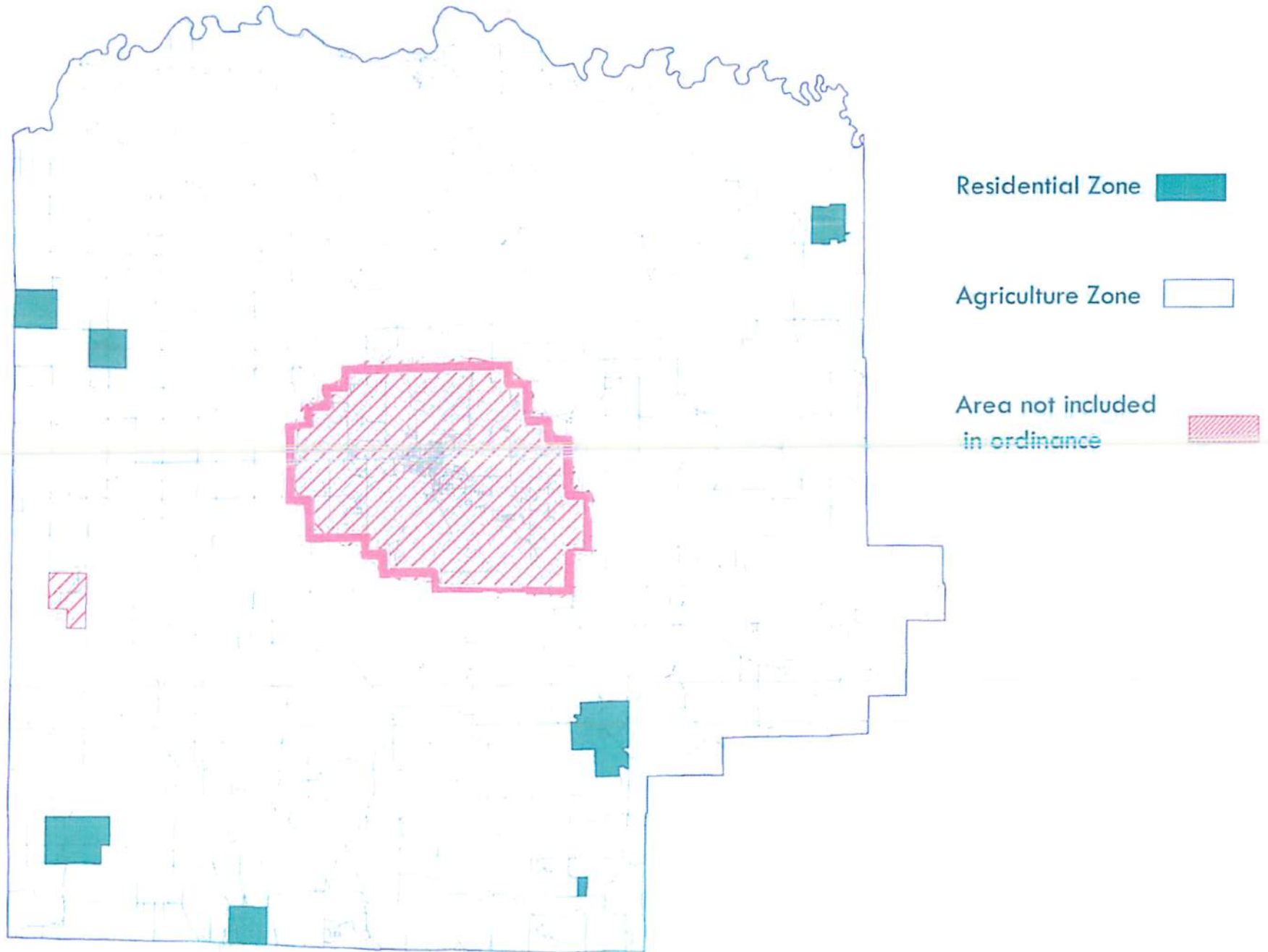
801.1 In the event a new construction AFO, CFO or CAFO is found to be in violation of this ordinance:

801.1.1. Fines of \$250.00 per day will be levied from the date of citation until construction is halted.

801.1.1.2. The sheriff of Washington County Indiana will be responsible for enforcement of this ordinance.

APPENDIX "A"

Washington County Zoning Map



APPENDIX "B"

Score sheet Criteria	Available Points	Points Received
Existing Land Use (FSA definitions)		
Tilled	10	
Wooded	20	
Pasture	35	1
Residence Density (Residences within 1/2 mile radius)		
0-5	60	
6-10	40	
11-17	30	
18-23	25	
24-38	10	
39-49	5	
50+	0	
Separation from house/public use facility/church		
Meets Required Standard	0	1
At Least 250' More Than Required Standard	50	
At Least 500' More Than Required Standard	70	
At Least 750' More Than Required Standard	80	
At Least 1000' More Than Required Standard	100	
At Least 1250' More Than Required Standard	120	
IDEM/EPA Violation	-150	

Owner/Operator On-Site Residence Award	85	
Odor Abatement Strategies	115	
Total Points		
To receive a permit without a special exception 220 points out of 415 points is required.		

Criteria Section Explanations

Existing Land Use (tilled, wooded, and pasture) as defined by USDA. (Applies to perimeters covered by proposed operation. Where mixed “uses” were employed up to time of application, points will be awarded in proportion to time and scope of allocation to each prior use).

Residence Density

- Information for this will be taken from Washington County GIS mapping data.
- “Density” will be measured within a ½ mile radius from center of site location and will be based on the number of residences with the measured area—not population.
- Addresses shall be verified as “residences” as defined in this ordinance.

Separation from house/public use facility/church

- The stated standard refers to the minimum distance allowed, according classification of operation (AFO, CFO, CAFO) as defined herein.
- Distance will be measured from closest point of livestock, poultry, manure, or compost structure from the nearest point of a residence, public use facility or church.

IDEM/EPA Violations

- This refers only to a violation of water or air quality that resulted in enforcement action.
- Record or inspection violations that have no enforcement action are not classified as “violations” for purposes of this point system.

Owner/Operator on-site residence award

- The residence must located on the parcel of land used as the subject operation.
- The “Residence” must qualify as such in the definitions section..
- The occupant of the “residence” must be a legal owner/operator of land and buildings.

Odor abatement Strategy (s)

- Odor abatements must be exercised and maintained for compliance..
- Post-approval non-compliance can report in an enforcement action.

- Multiple strategies are encouraged, a maximum of 115 points is allowed.
- Strategies recognized, with points allowed per strategy.
 - Dead animal compost 35 pts
 - Manure compost (dry) 35pts
 - Green barrier (AIR filtration) 35pts *
 - Anaerobic digester (liquid) 35pts
 - Solid separation and composting (liquid) 35pts
 - Impermeable covers for manure 35pts
 - Exhaust fan filtration 35pts
 - Landscaping 20pts**
 - Exhaust fan minimum impact placement 20pts***
 - Diet formulation for odor and fly control 10pts
 - Other strategies not listed can be presented as viable odor abatements to the plan commission for approval.

*This generally refers to tall vegetation such as trees and conifers to deflect dust and air plumes from operations that create a barrier. Points are awarded for “green barrier” strategy upon the issuance of an approved plan by the local office of NRCS (Natural Resources Conservation Service, of the United States Department of Agriculture). Such plan and its approval will demonstrate conformity with that agency’s publication, “Conservation Practice Standard Windbreak/Shelterbelt Establishment,” dated November 2012 and must be presented to the Plan Director with the application.

**“Landscaping” is an award of points for mitigation of the aesthetic impact of operations and will consist of a combination of low vegetation or aggregate as ground cover, and storm water retention.

***placement of exhaust fans projecting objectionable exhaust in the opposite direction of offsite residences, public use facilities or churches.